



## Ground Floor Apartment for sale in Puerto Banús, Marbella

**1,250,000 €**Reference: R5179336   Bedrooms: 2   Bathrooms: 2   Build Size: 137m<sup>2</sup>   Terrace: 18m<sup>2</sup>



## Costa del Sol, Puerto Banús

Luxury Ground Floor Apartment in Ventura Del Mar with Private Spacious Terrace.

This exclusive south-facing ground floor apartment is located in Ventura Del Mar, one of the most prestigious beachfront developments in Puerto Banús, Marbella. Offering a rare combination of privacy, comfort, and elegance, the property is just a one-minute walk from the beach, surrounded by high-end restaurants, luxury boutiques, and the vibrant lifestyle of Puerto Banús.

Designed for those who seek both sophistication and convenience, this residence boasts a large private terrace, perfectly suited for relaxing mornings, al fresco dining, or entertaining guests. The terrace connects seamlessly with the spacious living room, creating an open and airy atmosphere that enhances the Mediterranean lifestyle.

The apartment itself is finished to the highest standards. It features a bright living room, a modern fully equipped kitchen with a separate laundry area, a master bedroom with direct access to the terrace, and two additional bedrooms with two well-appointed bathrooms. High-quality materials, such as marble flooring, underfloor heating, and integrated air conditioning (hot/cold), ensure comfort and elegance all year round.

Ventura Del Mar is known for its resort-style facilities that rival a five-star hotel. Residents enjoy beautifully landscaped tropical gardens with streams and ponds, a large communal pool area, a fully equipped gym, and a wellness spa complete with sauna, steam bath, and showers. For those seeking peace and relaxation, there are quiet seating areas throughout the grounds, while direct access to the promenade allows effortless strolls along the beachfront.

Safety and convenience are guaranteed with 24-hour security, an advanced alarm system, a private underground parking space, and a large storage room included with the property. These features, combined with the community's premium-class status, make this apartment an outstanding choice both as a permanent residence and as a second home by the sea.

Living in Ventura Del Mar means more than owning a property – it is an invitation to a lifestyle defined by luxury, comfort, and exclusivity. With Puerto Banús just moments away, you will have world-class dining, designer shopping, and the best of Marbella's nightlife at your doorstep, all while enjoying the privacy and tranquility of a gated beachfront community.

This fabulous property is truly a gem on the Costa del Sol, combining timeless elegance with modern convenience in an unbeatable location next to the sea and Puerto Banús.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Private Terrace	South	Air Conditioning
Storage Room		Pre Installed A/C
Ensuite Bathroom		Cold A/C
Marble Flooring		Hot A/C
Double Glazing		U/F Heating
Fitted Wardrobes		U/F/H Bathrooms
Utility Room		Central Heating
WiFi		
Gym		
Solarium		
Sauna		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Beachside	Excellent
Ski	Close To Port	Recently Renovated
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Town	
	Beachfront	
	Front Line Beach Complex	
	Close To Forest	
	Port	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
	24 Hour Security	Private
	Electric Blinds	
	Entry Phone	
	Safe	
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
Telephone	Investment	
	Resale	
	Distressed	
	Beachfront	
	Golf	
	Luxury	
	Cheap	